



Case Number **ZC-19-022**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 5, 2019

Council District 7

Zoning Commission Recommendation:

Approval by a vote of 9-0

Opposition: One speaker

Support: None

Continued	Yes ____	No <u>X</u>
Case Manager	<u>Jocelyn Murphy</u>	
Surplus	Yes ____	No <u>X</u>
Council Initiated	Yes ____	No <u>X</u>

Owner / Applicant: **Store Master Funding X LLC**

Site Location: 6001 Quebec Mapsco: 46 X

Proposed Use: **Add RV sales, display and minor service to existing store**

Request: From: "G" Intensive Commercial

To: PD/G Planned Development for all uses in "G" Intensive Commercial plus outdoor RV sales and display and minor indoor RV service; site plan waiver requested

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is not consistent (Technical Inconsistency).**

Staff Recommendation: **Approval**

Background:

The proposed site is located near the intersection of Northwest Centre Drive and NW Loop 820. The applicant would like to rezone approximately six acres from "G" Intensive Commercial to add the sales and display of RV's within the parking lot of the existing Camping World store. Minor repair work will be completed inside the building which will include make-ready and installation of towing equipment.

The proposed site is located in an area currently developing primarily with national commercial chain stores, a movie theater, and commercial pad sites along the Loop 820 frontage road. The request will expand the abilities of the outdoor sporting goods store and increase its viability at this site.

The property is just east of the Airport Overlay of the Naval Air Station Fort Worth, Joint Reserve Base located to the south of Loop 820 and Lake Worth. The addition of outdoor RV sales is compatible with the base operations. However, the business has been informed that a recently installed 120 ft. flag pole, the maximum height for the "G" district, penetrates into the airspace of the NASJRB and has been identified as a hazard. The liaison for the NASJRB and the agent for this zoning case are working to prepare a survey to identify the applicable elevations and submit an application for FAA review.

At the Zoning Commission hearing, Mr. Stonaker spoke in opposition, explaining that as the developer of the commercial area he purposely did not permit auto uses and want more retail and experiential commercial in the area.

Site Information:

Owner: Store Master Funding X, LLC
 8377 E Hartford Dr Ste 100
 Scottsdale AZ 85255

Agent: Bob Riley

Acreage: 5.67 acres

Comprehensive Plan Sector: Far West

Surrounding Zoning and Land Uses:

North	"G" Intensive Commercial / commercial
East	"G" Intensive Commercial / commercial
South	"G" Intensive Commercial / commercial and vacant
West	"G" Intensive Commercial / commercial and vacant

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Quebec	Collector	Collector	No
Northwest Centre	Collector	Collector	No
Highway 199	Highway	Highway	No

Public Notification:

300 foot Legal Notifications were mailed on December 20, 2017.

The following organizations were notified: (emailed December 18, 2017)

Organizations Notified	
Fort Worth League of Neighborhood Associations	Streams And Valleys Inc
Trinity Habitat for Humanity	NAS Fort Worth JRB RCC
Lake Worth ISD	

**Site not located within the confines of a registered Neighborhood Association*

Development Impact Analysis:**1. Land Use Compatibility**

The applicant is proposing to rezone the site to PD/G to add RV sales and display and minor indoor RV service to an existing Gander Outdoors sporting goods store. The surrounding uses on all sides are primarily national retail commercial chains with some vacant lots not yet developed. The proposed PD/G zoning for the RV sales is compatible with surrounding uses and the operations of the nearby NASJRB.

The proposed zoning **is compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2018 Comprehensive Plan designates the subject property as General Commercial. The requested change to allow for RV sales at this location near Loop 820 and Jacksboro Hwy. **is consistent** with the below policies of the Comprehensive Plan.

- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.

- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.

Attachments:

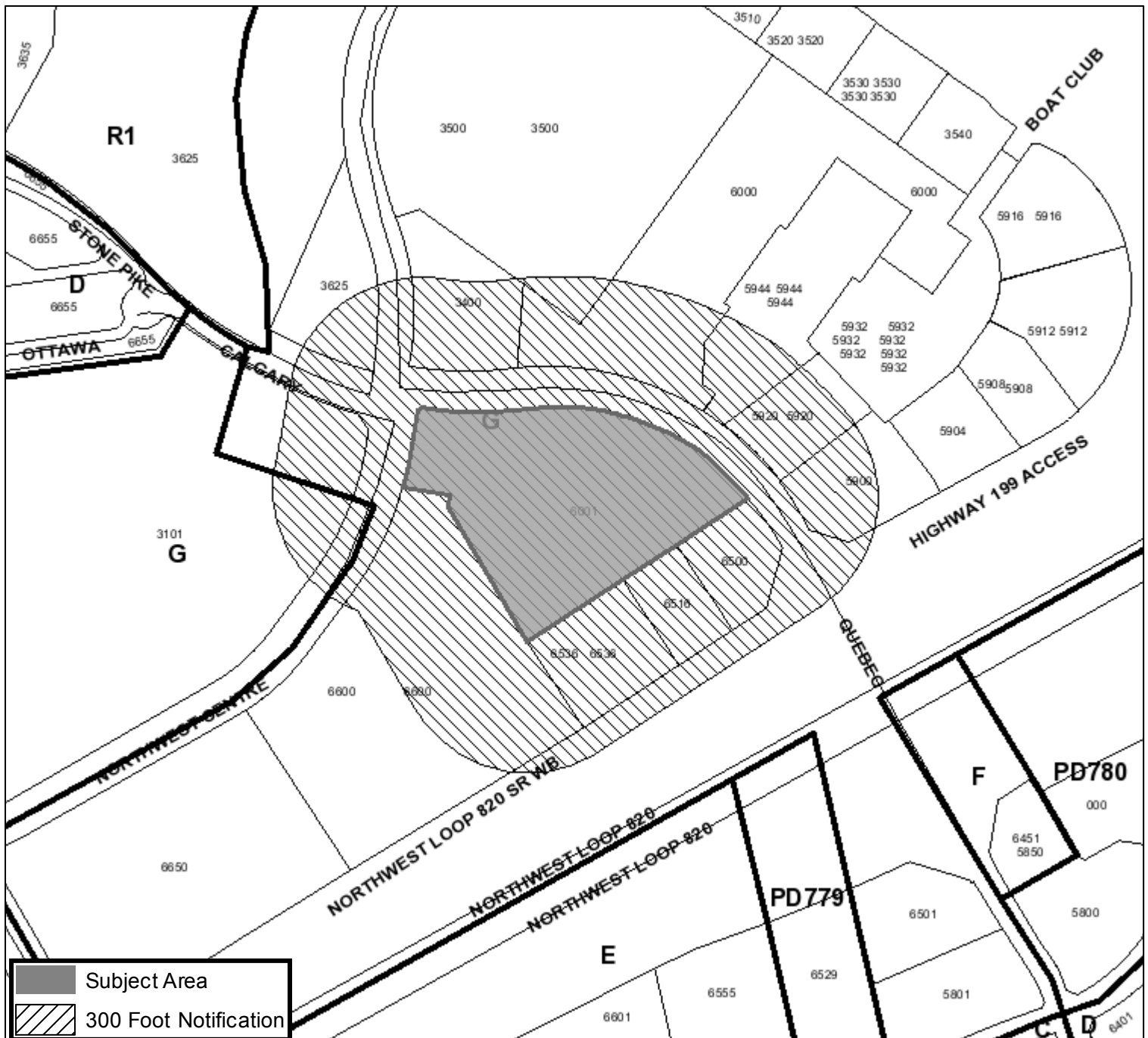
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



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Area Zoning Map

Applicant: Store Master Funding X, LLC
Address: 6001 Quebec Street
Zoning From: G
Zoning To: PD for G uses plus RV sales, service, & display
Acres: 5.66784528
Mapsc0: 46X
Sector/District: Far West
Commission Date: 2/13/2019
Contact: 817-392-6226

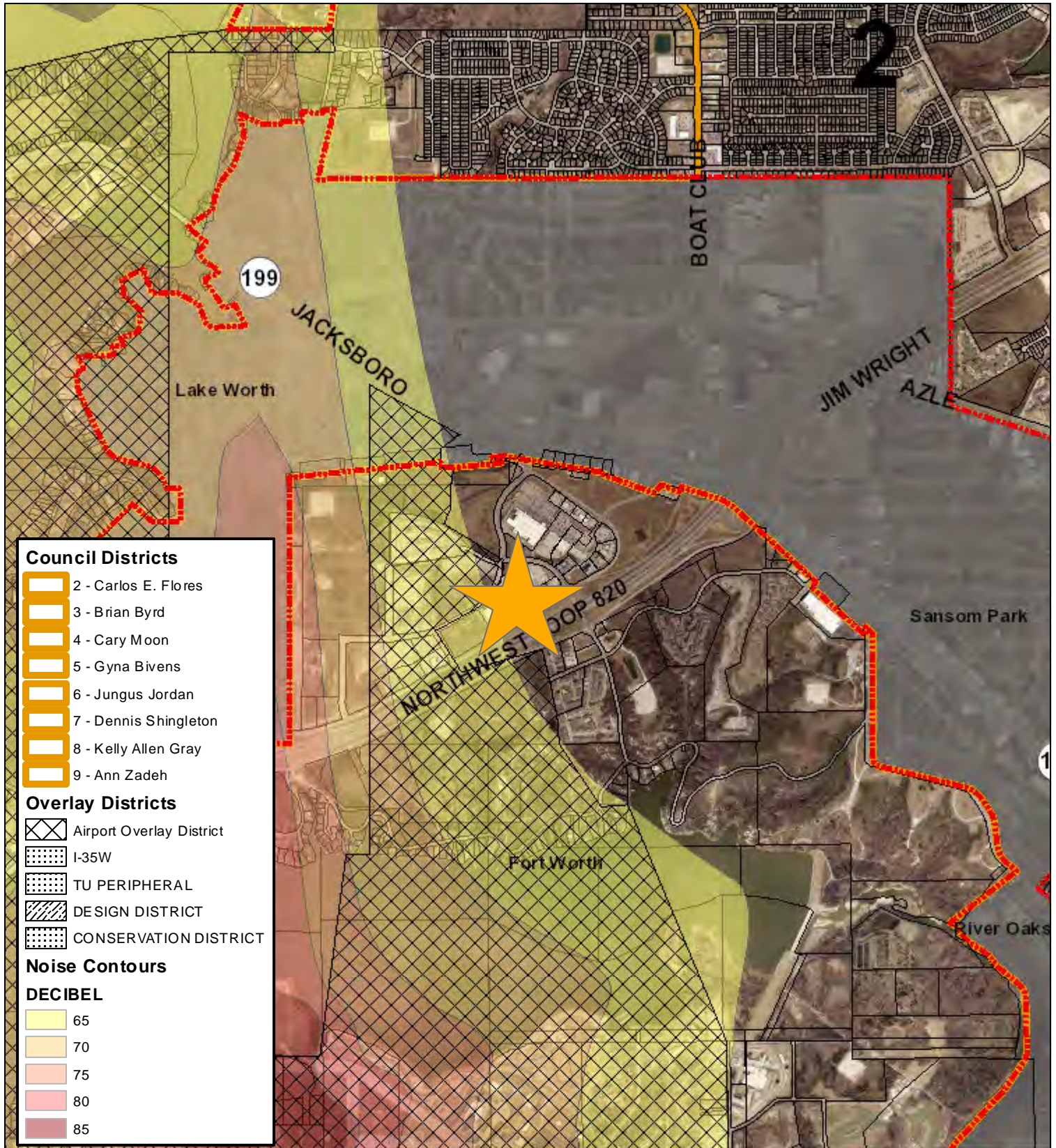


0 165 330 660 Feet



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Area Map

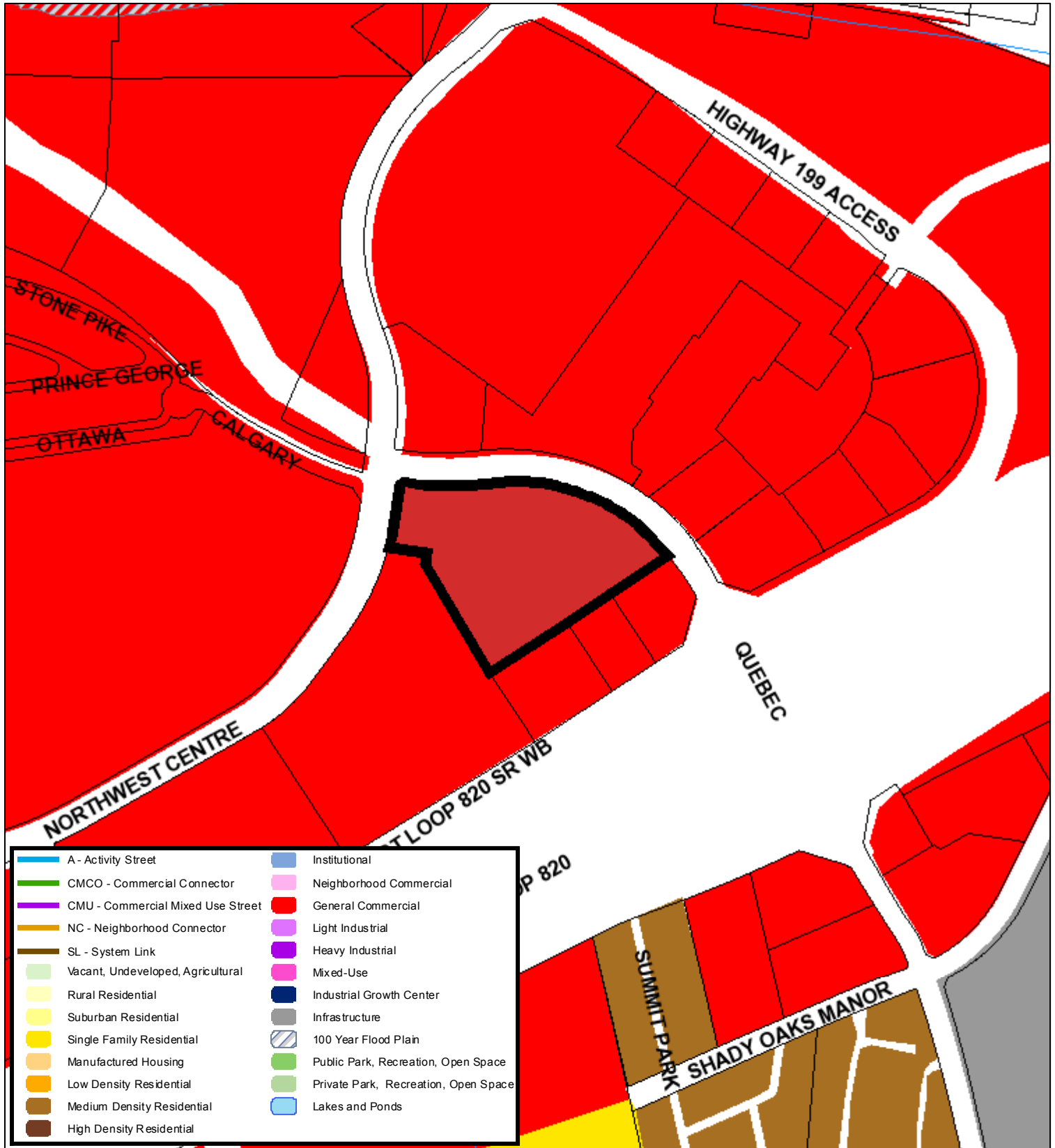


0 1,000 2,000 4,000 Feet



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Future Land Use



375 187.5 0 375 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



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Aerial Photo Map



0 240 480 960 Feet



<i>Document received for written correspondence</i>					ZC-19-017
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Mary Nell Poole	2918 Wingate		Support		Representing applicant
Ridglea Hills NA				Opposition	Sent letter
Ridglea Area Neighborhood Alliance				Opposition	Sent letter

18. ZC-19-022 Store Master Funding X, LLC (CD 7) – 6001 Quebec Street (Landmark Quebec Addition Lot 3R Block 1, 5.66 ac.) From: “G” Intensive Commercial To: PD/G Planned Development for all uses in “G” Intensive Commercial plus outdoor RV sales and display and minor indoor RV service; site plan waiver requested

Motion: Following brief discussion, Mr. Aughinbaugh recommended Approval of the request, seconded by Ms. Trevino. The motion passed unanimously 8-0 with Ms. Miller recusing herself.

<i>Document received for written correspondence</i>					ZC-19-022
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Bob Riley	4117 Walnut Creek Ct		Support		Representing applicant
Tom Krampitz	807 N Oak Cliff Dallas, TX		Support		Did not speak
William Stonaker	1481 E Dove Southlake, TX			Opposition	Spoke at hearing
Charles McBride	6500 NW Loop 820			Opposition	Sent letter
Brian McGready	9100 Centre Dr West Chester Township, OH			Opposition	Representing Reserve at Quebec; sent letter

19. ZC-19-024 City of Fort Worth Planning & Development (CD ALL) – Text Amendment: Amend Near Southside Form Based Code; Request: An Ordinance amending the Comprehensive Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as amended, codified as Appendix “A” of the Code of The City of Fort Worth (2015), by amending “The Near Southside Development Standards and Guidelines” as provided by Section 4.1305D, “Other Development Standards” of Chapter 4, “District Regulations” Of Article 13, “Form Based Districts”, of Section 4.1305, “Near Southside (“NS”) District” to:

- **Provide visual guidance of sign types;**
- **Add reference to building code for side setbacks;**
- **Add reference to adopted street standards for alleys and access;**
- **Require individual unit entrances from multifamily structures at the ground floor;**
- **Require screening of ground floor mechanical equipment;**